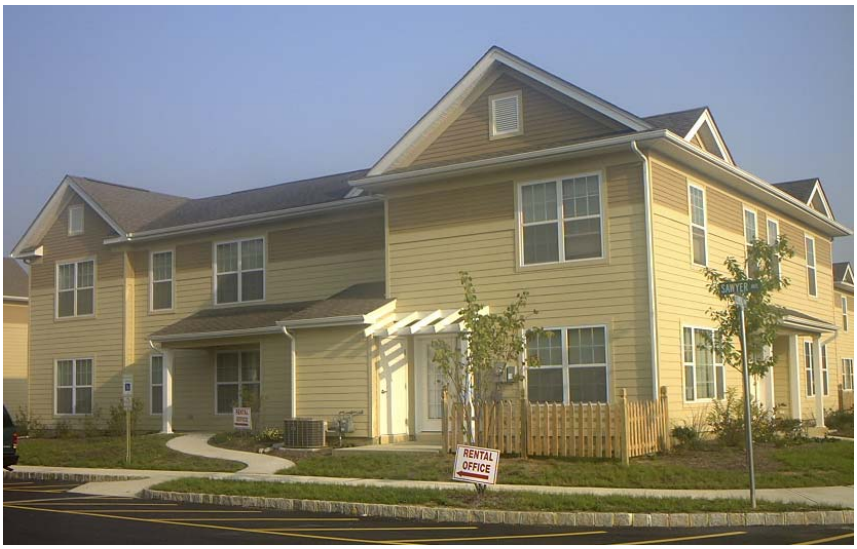
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
SUSTAINABLE DEVELOPMENT/AFFORDABLE HOUSING PILOT PROGRAM
CASE STUDY

Project name and Location: Eastampton Town Center, Eastampton, NJ



Project Description: 100-unit development on a vacant site. These apartments affordable to very low income families, 70 two-bedroom units and 30 three-bedroom units, plus a central community building with laundry facilities. The housing is located in a compact area, with the remainder of the site dedicated in perpetuity to wetlands. The developer partnered with Build America for additional services, including working with the builder for on-site training.

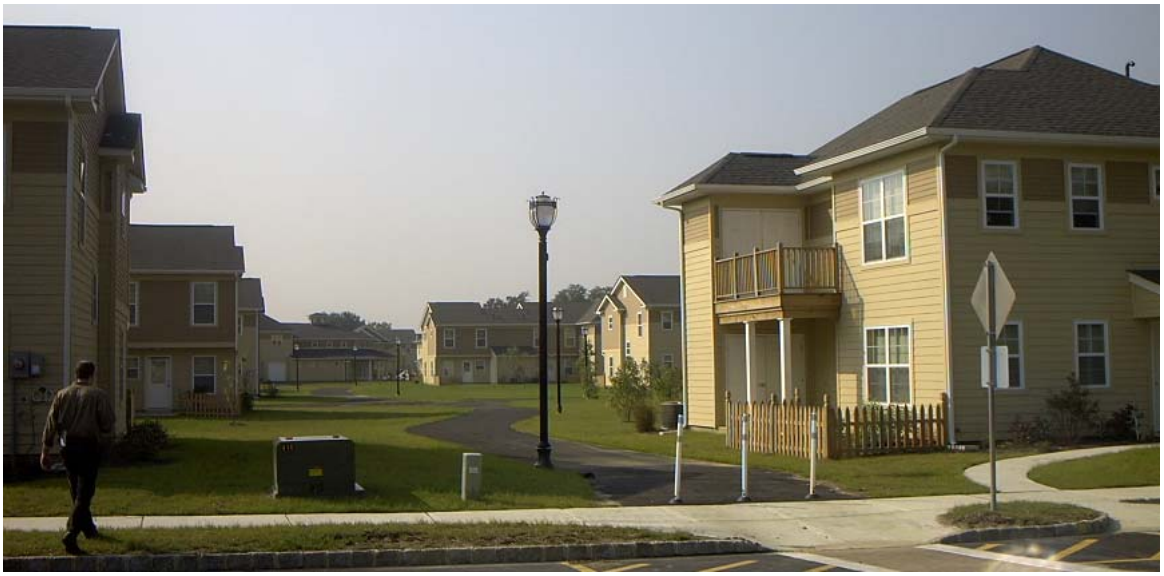
Developer: Pennrose Properties, Inc., Philadelphia, PA
Sustainable Design Consultant: Building Science Corporation, Westford, MA
Architect: Kitchen and Associates, Philadelphia, PA

Outstanding Energy Conserving/ Sustainability Features:

All units qualify for PSE&G's Energy Efficient Home (EEH) *5-Star* Program. Eastampton Town Center will use 35 percent less energy for heating, cooling and water heating than a typical new home meeting the standards of the 1993 Model Energy Code of the Council of American Building Officials.

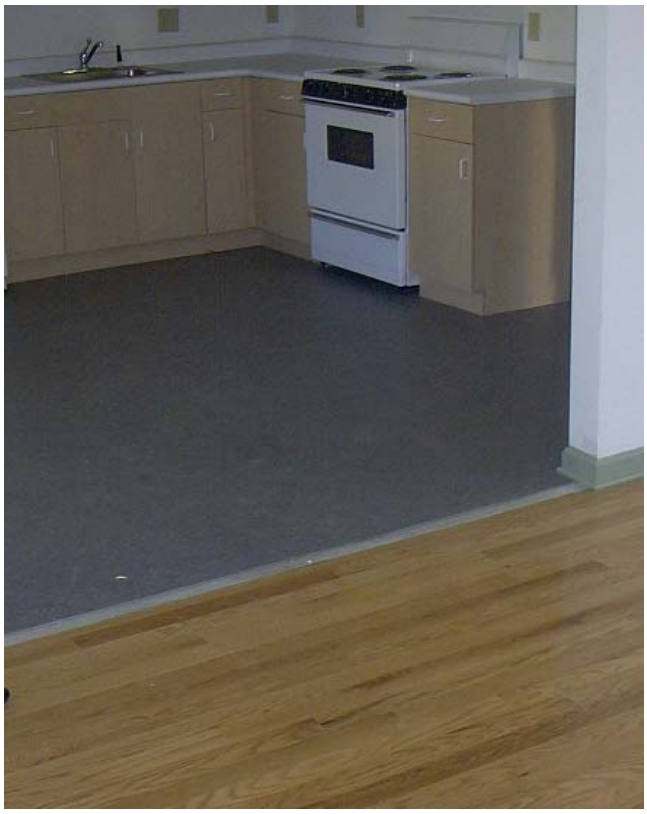
1. All ducts are located within conditioned spaces. Heating/cooling equipment is properly sized for efficiency.
2. Combined mid-efficiency heat and hot water system reduces installed costs.
3. Low solar heat gain windows reduce air conditioning costs.
4. Advanced air sealing techniques.
5. Ventilation coupled with air handler cycling.
6. Solar heated hot water for the common laundry.
7. Solar electric system for the common building.
8. Energy Star compliant lighting.

9. Different facades take advantage of different solar orientations.
10. Buildings are sited to take advantage to encourage a sense of community.
11. Clusters of housing are connected by paths and common spaces between buildings.
12. “Rain gardens” absorb runoff from roads, reducing water retention requirements, cleaning road runoff and allowing ground to absorb water.
13. Pedestrian/ bicycle trail network.
14. Community garden and composting.
15. Bus shelter constructed at the road entrance.
16. Irrigation from roof rainwater cisterns.
17. Native, low maintenance planting and minimal lawn.

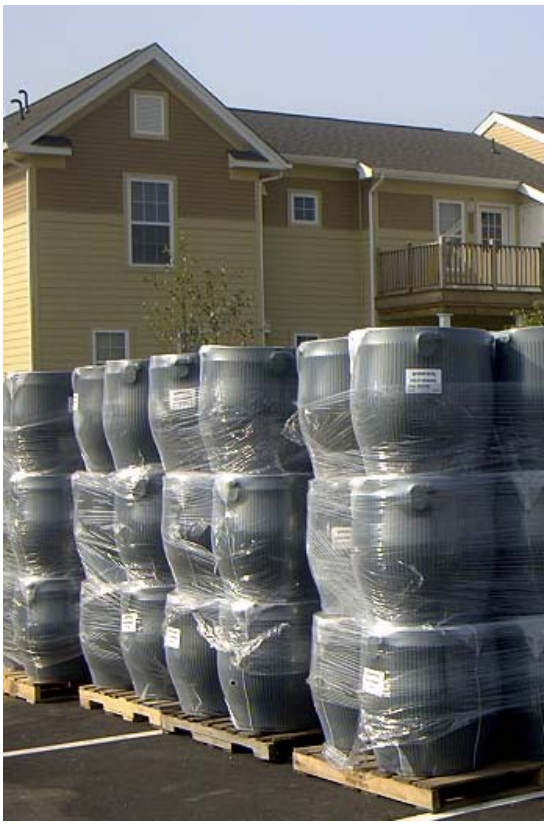


Greenways between buildings

18. Materials at the job site recycled.
19. Convenient collection points encourage recycling by residents.
20. Durable fiber cement siding replaces vinyl siding.
21. Recycled plastic parking bumpers, benches, playground equipment.
22. Recycled content pavers in traffic calming areas.
23. Advanced framing techniques minimizes wood use (Optimum Value Engineering)
24. No carpet on slabs.
25. Improved moisture control and thermal detailing on all buildings.
26. Linoleum flooring and Homosote sound-reducing underlayment where needed.
27. Low VOC finishes.
28. Education plan for residents regarding care and maintenance of their units, how to operate the ventilation systems efficiently and effectively, recycling and energy-saving techniques.



Linoleum kitchen floor and wood living room floor



Rain water cisterns arriving on site – one per unit.

Community building, with photovoltaics on left and solar hot water on right